



Appeal Decision

Site visit made on 22 November 2018

by D Guiver LLB (Hons) Solicitor

an Inspector appointed by the Secretary of State

Decision date: 14th December 2018

Appeal Ref: APP/N2535/D/18/3209705

3 Holme Drive, Sudbrooke, Lincoln, Lincolnshire LN2 2QL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs A Wood against the decision of West Lindsey District Council.
 - The application Ref 137883, dated 29 May 2018, was refused by notice dated 18 July 2018.
 - The development proposed is first-floor extension to dwelling to provide space for aging parent.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. Since the date of the Council's decision, the National Planning Policy Framework 2018 (the Framework) has been published and has effect. The parties have had the opportunity to make representations on the effect of the Framework on the application and I have taken all comments into consideration in this decision.

Main Issues

3. The main issues are the effect of the proposed development on:
 - a) the character and appearance of the area; and
 - b) the living conditions of the occupiers of neighbouring dwellings with regard to overlooking and privacy.

Reasons

Character and Appearance

4. The appeal site comprises a roughly L-shaped detached bungalow set back from the road in a relatively compact plot of land. The building has a dual pitched roof with gables located at the front and rear of the main wing and a third at the end of the subsidiary wing facing the flank boundary of the site. There is also an attached flat-roof garage to the front of the property between the two wings of the building. The site is in a prominent position close to entrance into Holme Drive from Scothern Lane and facing towards the junction between Holme Drive and Beech Close.

5. The surrounding area is predominantly residential in character with neighbouring dwellings being similarly sized detached bungalows. There is slight variation in design and evidence that some of the neighbouring properties have been extended. However, the roof line of dwellings is largely consistent for some distance on both sides of the road, with little evidence of roof-lights or windows in front-facing roof pitches.
6. The proposed development is for the creation of additional living space in the attic which would require the creation of an additional gable on the northeast-facing flank, the increase in the height of the ridge of the subsidiary wing to roughly double the existing roof height, and the increase in the height of the existing rear and flank gables. Additionally the proposal would create two roof-lights in the front pitch of the roof over the subsidiary wing and box dormers to the rear of the pitch.
7. The proposed new roof would disrupt the existing pattern of the low-level buildings on Holme Drive and would result in the roof of the subsidiary wing dominating the existing building, making it appear top-heavy. The prominent position of the appeal site would result in an incongruous addition to the street scene causing unacceptable harm to the character and appearance of the area.
8. Therefore, the proposal would not accord with Policy LP26 of the Central Lincolnshire Local Plan 2016 (the Local Plan) which seeks to ensure that developments achieve high quality sustainable design that contribute positively to local character and relate well to their site and surroundings.

Living Conditions

9. The rear gable and the new flank gable would introduce first-floor windows to the building. The window in the flank gable would look towards the blank gable end of the dwelling at 5 Holme Drive and would serve a bathroom so obscure glazing and restricted opening could be secured by condition. However, the windows in the rear-facing gable would serve a bedroom and would be close enough to the boundary to look down into No. 5's garden. The dormer windows on the rear pitch of the subsidiary wing would serve a further bedroom and a living room and would be close to the boundary with 1 Holme Drive resulting on overlooking of its garden.
10. The nearby dwellings are bungalows and there is a greater expectation of privacy when surrounding properties are low level. Such an expectation would increase when the private rear garden space is relatively shallow. The overlooking from windows above ground-floor level and close to the boundary would result in an unacceptable loss of privacy for the occupiers of Nos. 1 and 5.
11. Therefore the proposed development would not accord with Policy LP26 of the Local Plan which also seeks to ensure that developments do not unduly harm the amenities which all existing and future occupants of neighbouring land and buildings may reasonably be expected to enjoy.

Other Matters

12. I note from the description of the development that the proposal would provide accommodation for aging relatives. While personal circumstances are a material consideration there is no evidence of any particular need for the relatives to be accommodated at the appeal site. In any event, the personal

needs of individuals would not be sufficient to overcome the unacceptable impact of the proposal on the character and appearance of the area and the living conditions of neighbouring residents, save in exceptional circumstances. I therefore attach little weight to the expressed need for the proposed development.

Conclusion

13. Therefore, for the reasons give above and taking into account all other material considerations, I conclude that the appeal should be dismissed.

D Guiver

INSPECTOR